

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Lyon County Consortium

State: NV

PJ's Total HOME Allocation Received: \$6,644,141

PJ's Size Grouping*: C

PJ Since (FY): 1997

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):** | | |
|--|---------------------|---------------------|----------------------------|---------------------|---|--------------------|---------|
| | | | | | Group | C | Overall |
| Program Progress: | | | PJs in State: <div>5</div> | | | | |
| % of Funds Committed | <div>92.51 %</div> | <div>86.24 %</div> | <div>2</div> | <div>91.92 %</div> | <div>52</div> | <div>55</div> | |
| % of Funds Disbursed | <div>92.15 %</div> | <div>78.10 %</div> | <div>1</div> | <div>82.65 %</div> | <div>88</div> | <div>90</div> | |
| Leveraging Ratio for Rental Activities | <div>7.51</div> | <div>11.6</div> | <div>1</div> | <div>4.67</div> | <div>100</div> | <div>100</div> | |
| % of Completed Rental Disbursements to All Rental Commitments*** | <div>100.00 %</div> | <div>87.31 %</div> | <div>1</div> | <div>81.09 %</div> | <div>100</div> | <div>100</div> | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | <div>55.70 %</div> | <div>72.46 %</div> | <div>3</div> | <div>68.72 %</div> | <div>26</div> | <div>25</div> | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | <div>81.69 %</div> | <div>85.60 %</div> | <div>3</div> | <div>79.93 %</div> | <div>40</div> | <div>43</div> | |
| % of 0-30% AMI Renters to All Renters*** | <div>22.54 %</div> | <div>37.49 %</div> | <div>3</div> | <div>44.94 %</div> | <div>17</div> | <div>14</div> | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | <div>100.00 %</div> | <div>99.47 %</div> | <div>1</div> | <div>94.87 %</div> | <div>100</div> | <div>100</div> | |
| Overall Ranking: | | | In State: <div>3 / 5</div> | | Nationally: <div>53</div> <div>49</div> | | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | <div>\$17,216</div> | <div>\$22,056</div> | | <div>\$25,717</div> | <div>71</div> Units | <div>20.90 %</div> | |
| Homebuyer Unit | <div>\$17,824</div> | <div>\$9,975</div> | | <div>\$14,669</div> | <div>243</div> Units | <div>71.50 %</div> | |
| Homeowner-Rehab Unit | <div>\$16,312</div> | <div>\$21,957</div> | | <div>\$20,391</div> | <div>26</div> Units | <div>7.60 %</div> | |
| TBRA Unit | <div>\$0</div> | <div>\$8,282</div> | | <div>\$3,201</div> | <div>0</div> Units | <div>0.00 %</div> | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lyon County Consortium NV

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|-------------|----------|-----------|-----------|
| PJ: | \$59,097 | \$92,474 | \$16,312 |
| State:* | \$89,672 | \$116,477 | \$20,232 |
| National:** | \$91,120 | \$73,223 | \$23,149 |

CHDO Operating Expenses:
(% of allocation)

PJ: 2.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.95

| | Rental % | Homebuyer % | Homeowner % | TBRA % | | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|--|--|--|--|---|
| RACE: | | | | | HOUSEHOLD TYPE: | | | | |
| White: | 76.1 | 79.0 | 73.1 | 0.0 | Single/Non-Elderly: | 22.5 | 20.6 | 15.4 | 0.0 |
| Black/African American: | 5.6 | 0.4 | 7.7 | 0.0 | Elderly: | 22.5 | 2.5 | 50.0 | 0.0 |
| Asian: | 0.0 | 0.8 | 0.0 | 0.0 | Related/Single Parent: | 36.6 | 30.0 | 7.7 | 0.0 |
| American Indian/Alaska Native: | 1.4 | 2.1 | 0.0 | 0.0 | Related/Two Parent: | 11.3 | 39.1 | 11.5 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.4 | 0.0 | 0.0 | Other: | 7.0 | 7.8 | 15.4 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.4 | 0.0 | 0.0 | | | | | |
| Asian and White: | 0.0 | 0.0 | 3.8 | 0.0 | | | | | |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Other Multi Racial: | 0.0 | 0.4 | 0.0 | 0.0 | | | | | |
| Asian/Pacific Islander: | 1.4 | 0.8 | 0.0 | 0.0 | | | | | |
| ETHNICITY: | | | | | | | | | |
| Hispanic | 15.5 | 15.6 | 15.4 | 0.0 | | | | | |
| HOUSEHOLD SIZE: | | | | | SUPPLEMENTAL RENTAL ASSISTANCE: | | | | |
| 1 Person: | 39.4 | 18.9 | 34.6 | 0.0 | Section 8: | 22.5 | 0.0 [#] | | |
| 2 Persons: | 25.4 | 23.0 | 38.5 | 0.0 | HOME TBRA: | 0.0 | | | |
| 3 Persons: | 16.9 | 22.6 | 23.1 | 0.0 | Other: | 19.7 | | | |
| 4 Persons: | 11.3 | 22.6 | 3.8 | 0.0 | No Assistance: | 57.7 | | | |
| 5 Persons: | 4.2 | 8.2 | 0.0 | 0.0 | | | | | |
| 6 Persons: | 1.4 | 2.9 | 0.0 | 0.0 | | | | | |
| 7 Persons: | 1.4 | 1.2 | 0.0 | 0.0 | | | | | |
| 8 or more Persons: | 0.0 | 0.4 | 0.0 | 0.0 | | | | | |
| | | | | | # of Section 504 Compliant Units / Completed Units Since 2001 | | | 13 | |

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lyon County Consortium

State: NV

Group Rank: 53
(Percentile)

State Rank: 3 / 5 PJs

Overall Rank: 49
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 71.84% | 100 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 47.80% | 55.7 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 81.69 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.38% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.360 | 1.13 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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